

BOARD OF APPEAL REFERRALS

August 5, 1982

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MEMORANDUM

August 5, 1982

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 8/17/82

Z-5724

Antonio Palumbo
52 Maplewood Street, West Roxbury
near Partridge Street

1½-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.5 manufacturing _____

Purpose: change occupancy from one- to two-family dwelling.

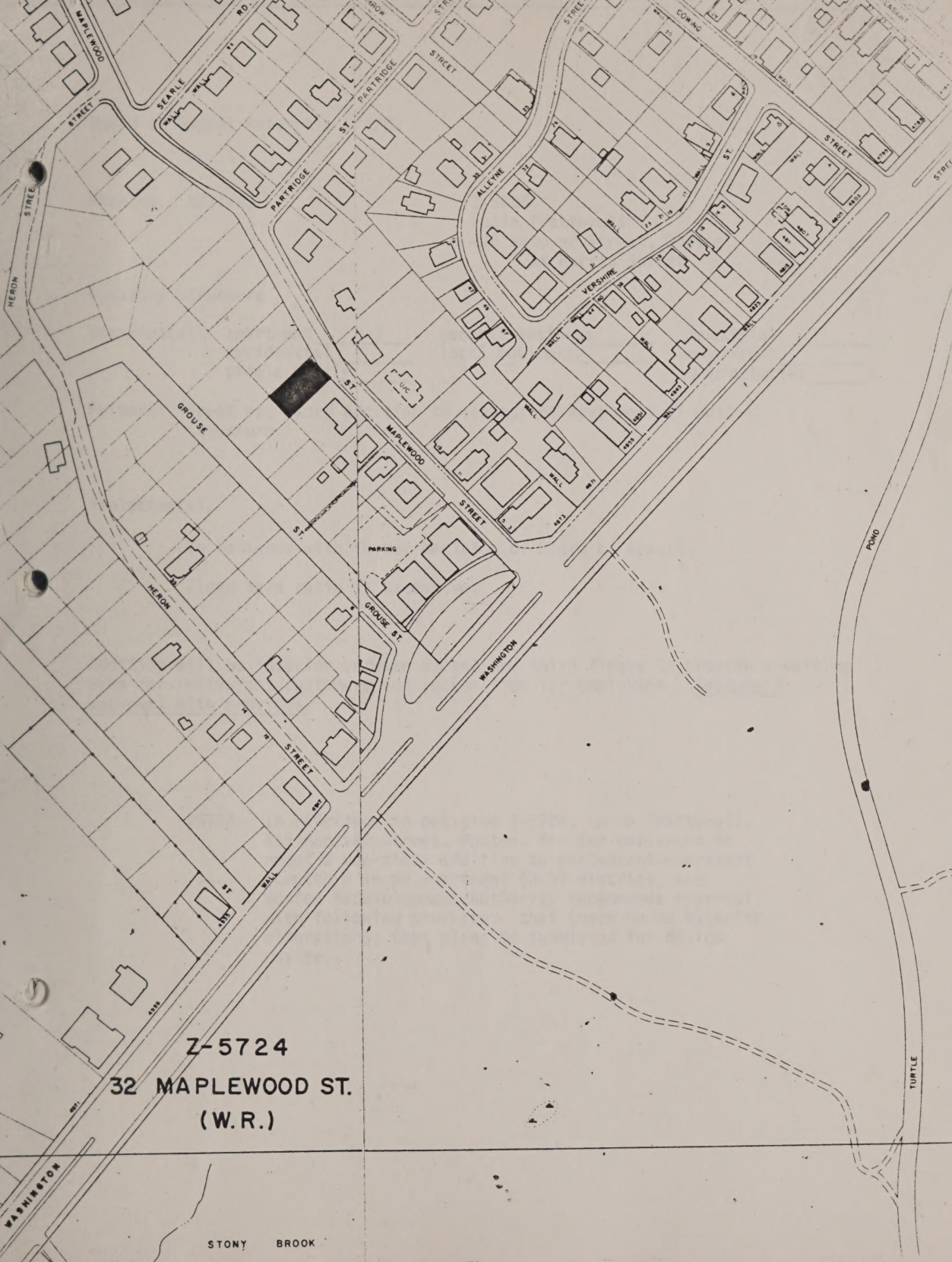
Violation(s):

Two-family dwelling is forbidden use.

Lot area, front, side, and rear yards are insufficient.

Conversion would have minimal impact on one-two-family residential street.
Abutters have no objections. Recommend approval.

VOTED: In reference to petition Z-5724, Antonio Palumbo, 32 Maplewood Street, West Roxbury, for a forbidden use and four variances for change of occupancy from one- to two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Conversion would have minimal impact on one-two-family residential street.



Z-5724
32 MAPLEWOOD ST.
(W.R.)

Board of Appeal Referrals 8/5/82

Hearing: 8/17/82

Z-5725
Lucia Frattoroli
415 Hanover Street, Boston
at Harris Street

4½-story structure

District(s):	apartment <u>H-3</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: erect one-story addition to restaurant-apartment (7 units)
structure.

Violation(s):

In variance with former decision of Board of Appeal.

Floor area ratio is excessive.

Addition will be interior between second and third floors to provide a waiting area for restaurant customers and locker room for employees. Recommend approval with provisos.

VOTED: In reference to petition Z-5725, Lucia Frattoroli, 415 Hanover Street, Boston, for two variances to erect a one-story addition to restaurant-apartment structure in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with following provisos: that there be no exterior alterations; that plans be submitted for design review.



Z-5725
415 HANOVER ST.
(B.F.)

Board of Appeal Referrals 8/5/82

Hearing: 8/17/82

Z-5727

John P., Jr., and Carol Ann Gately
 11 Lorraine Street, Roslindale
 near Iona Street

Vacant land - 11,190 square feet

District(s):	apartment _____	general business _____	industrial _____
	residential <u>R-.5</u>	local business _____	waterfront _____
	single family <u>S-.5</u>		manufacturing _____

Purpose: erect two-story, five-unit row apartment structure.

Violation(s):

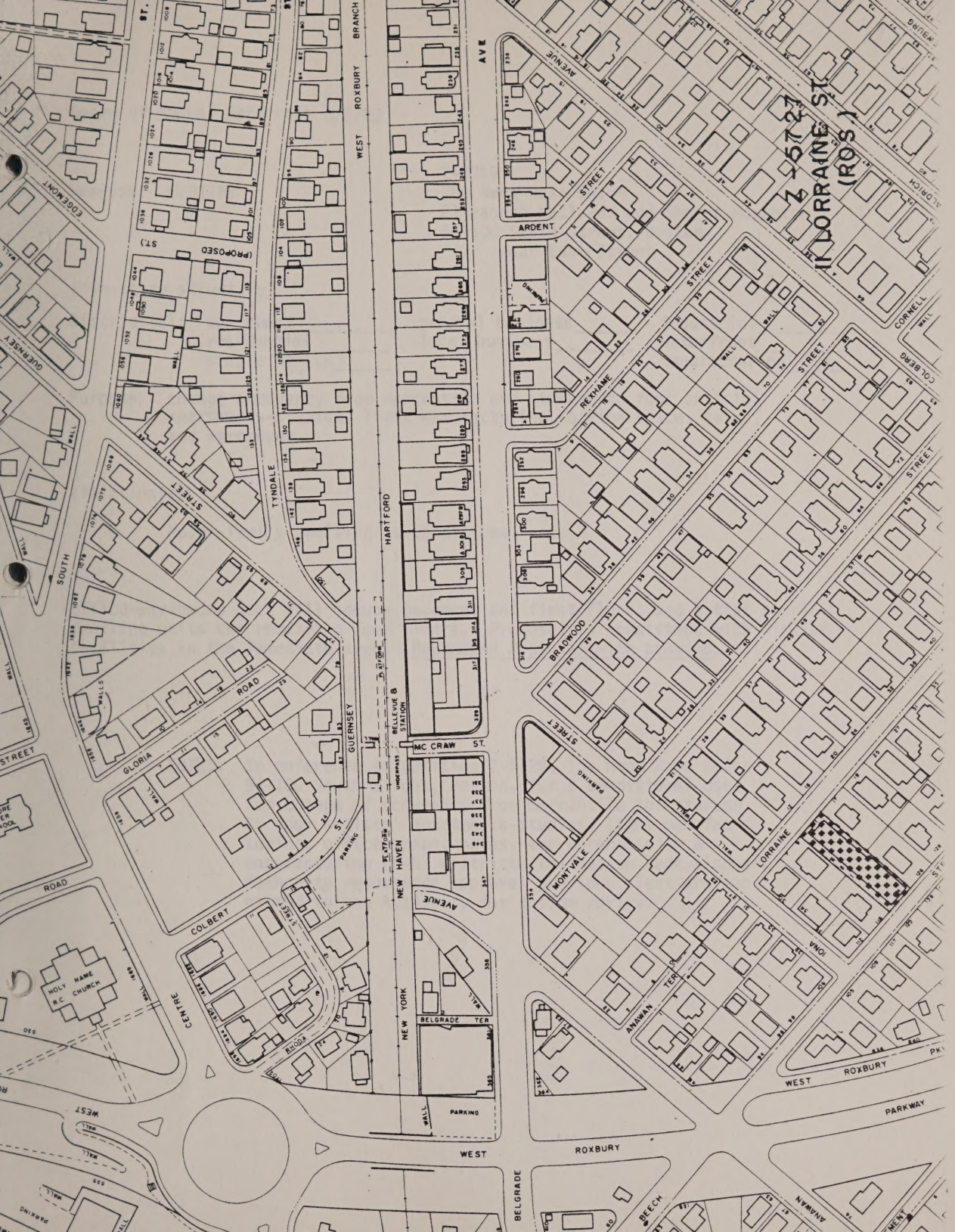
Multi-family dwelling is forbidden use.

Parking not allowed within required front yard.

Lot area is insufficient.

Proposal is inappropriate in this one- and two-family neighborhood. Appellant should meet with neighborhood residents, and present and review plans for compatible residential use. Opposition to current petition has been expressed. Recommend denial as submitted.

VOTED: In reference to petition Z-5727, John P., Jr., and Carol Ann Gately, 11 Lorraine Street, Roslindale, for a forbidden use and two variances to erect a two-story, five-unit row apartment structure in single-family (S-.5) and residential (R-.5) districts, the Boston Redevelopment Authority recommends denial as submitted. Proposal is inappropriate in this one- and two-family neighborhood. Appellant should meet with neighborhood residents, and present and review plans for compatible residential use. Opposition to current petition has been expressed.



Board of Appeal Referrals 8/5/82

Hearing: 8/31/82

Z-5729

The Neon Rose Union
Elizabeth MacLaren and Sharon Houghton
96-100 South Street, Boston
near East Street

Five-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing <u>M-8</u>

Purpose: change occupancy from mercantile and storage to four artists' apartments-studios, light manufacturing, office space, sales, and warehouse.

Violation(s):

Multi-family dwelling is conditional use.

Office-warehouse uses will occupy basement and first floor, and artist studio-dwelling units the remaining four floors. Proposal is consistent with similar facilities in the immediate area. Recommend approval with proviso.

VOTED: In reference to petition Z-5729, The Neon Rose Union, 96-100 South Street, Boston, for a conditional use for change of occupancy from mercantile and storage to four artists' apartments-studios, light manufacturing, office space, sales, and warehouse in a manufacturing (M-8) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.



Z-5729
96-100 SOUTH ST.
(B.P.)

Board of Appeal Referrals 8/5/82

Hearing: 8/24/82

Z-5732
Italian American War Veterans Post 6
60 Paris Street, East Boston
near Meridian Street

Three-story structure

District(s):	apartment_____	general business	B-1	industrial	_____
	residential_____	local business	_____	waterfront	_____
	single family_____			manufacturing	_____

Purpose: change occupancy from fire station to veterans' post and hall.

Violation(s):

Off-street parking is insufficient.

Facility presently occupies structure. Abutting bank parking lot will be available to veterans post evenings, week ends, and holidays. Abutters support proposal. Recommend approval.

VOTED: In reference to petition Z-5732, Italian American War Veterans Post 6, 60 Paris Street, East Boston, for a variance for change of occupancy from fire station to veterans' post and hall in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. Availability of abutting bank parking lot evenings, week ends, and holidays mitigates parking deficiency.



Board of Appeal Referrals 8/5/82

Hearing: 8/17/82

Z-5752
John H. McCracken
107 Spring Street, West Roxbury
near Gardner Street

Gas service station

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-.5 waterfront _____
single family S-.5 manufacturing _____

Purpose: change occupancy from auto repair shop to auto repair shop and outdoor display and sale of three used cars; erect one-story addition.

Violation(s):

Outdoor display and sale of motor vehicles is forbidden use.

Extension of a nonconforming use.

Proposal would have an adverse impact on abutting residential properties and adjacent residential neighborhood. Recommend denial.

VOTED: In reference to petition Z-5752, John H. McCracken, 107 Spring Street, West Roxbury, for a forbidden use and extension of a nonconforming use to erect a one-story addition and for change of occupancy from auto repair shop to auto repair shop and outdoor display and sale of three used cars in single family (S-.5) and local business (L-.5) districts, the Boston Redevelopment Authority recommends denial. Proposal would have an adverse effect on abutting residential properties and adjacent residential neighborhood.

Board of Appeal Referrals 8/5/82

Hearing: 8/31/82

Z-5755
Renehan Realty Trust
305 Freeport Street, Dorchester
near Mill Street

One-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.5_____	local business L-.5_____	waterfront_____
	single family_____		manufacturing_____

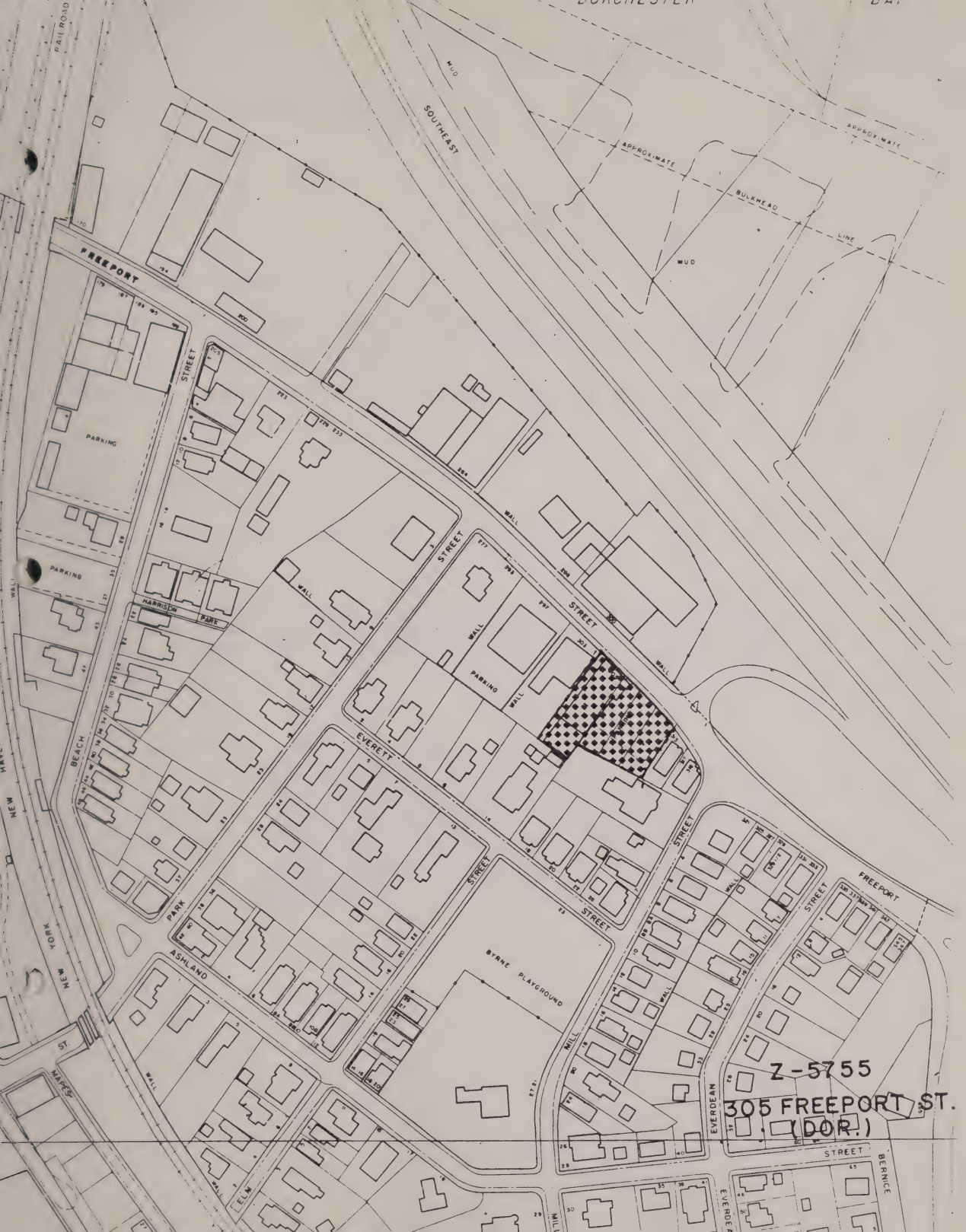
Purpose: change occupancy from wholesale bakery, retail sales, and cafeteria to retail sales of tools, doors, windows; erect sign.

Violation(s):

Change in nonconforming use.

Facility existing. No adverse impact on the predominantly commercial area. Adequate off-street parking. Recommend approval with proviso.

VOTED: In reference to petition Z-5755, Renehan Realty Trust, 305 Freeport Street, Dorchester, for change in non-conforming use for change of occupancy from wholesale bakery, retail sales, and cafeteria to retail sales of tools, doors, and windows and erect sign in residential (R-.5) and local business (L-.5) districts, the Boston Redevelopment Authority recommends approval provided sign plans are submitted for design review. Facility existing. No adverse impact on this predominantly commercial area.



Z-5755
305 FREEPORT ST.
(DOR.)

Board of Appeal Referrals 8/5/82

Hearing: 9/14/82

Z-5756

J. F. White Contracting Company
24 Yarmouth Street, Boston
near Carleton Street

Three-story structure

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from three-family dwelling to contractor's office.

Violation(s):

Office is forbidden use.

Appellant, a contractor engaged in construction of new Copley Place MBTA station, proposes to use structure as a site office until completion of project and then return it to residential use. Recommend approval with proviso.

VOTED: In reference to petition Z-5756, J. F. White Contracting Company, 24 Yarmouth Street, Boston, for a forbidden use for change of occupancy from three-family dwelling to contractor's office in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval provided proposed site office facility terminates December 31, 1984, and structure is returned to residential use.



24 YARMOUTH ST.
B.P.
Z-5756

Board of Appeal Referrals 8/5/82

Hearing: 8/24/82

Z-5757

Peter Taguiri

326 A Street, South Boston
near Melcher Street

Six-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing <u>M-4</u>

Purpose: erect one-story addition to office-apartment (nine units) structure.

Violation(s):

Multi-family dwelling is conditional use.

Proposal will provide roof-top pavilion and garden for sixth-floor unit not visible from street. St. Vincente Neighborhood Group supports proposal.
Recommend approval with proviso.

VOTED: In reference to petition Z-5757, Peter Taguiri, 326 A Street, South Boston, for a conditional use to erect a one-story addition to apartment-office structure in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends approval provided plans are submitted for design review.

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PARKIMC
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PITTSBURGH

PARKING

WORKING

NEW YORK

328 A STREET

2-5787

NEW YORK NEW HAVEN & HARTFORD RAILROAD

A close-up photograph of a railroad track. The wooden ties are visible, and the word "RAILROAD" is painted in black capital letters on one of them. The tracks recede into the distance, creating a sense of perspective.

WALL

CON

Board of Appeal Referrals 8/5/82

Hearing: 8/24/82

Z-5758

John C. Doub

161 Newbury Street, Boston
near Dartmouth Street

Four-story structure

District(s):	apartment_____	general business B-3-65	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: erect sign.

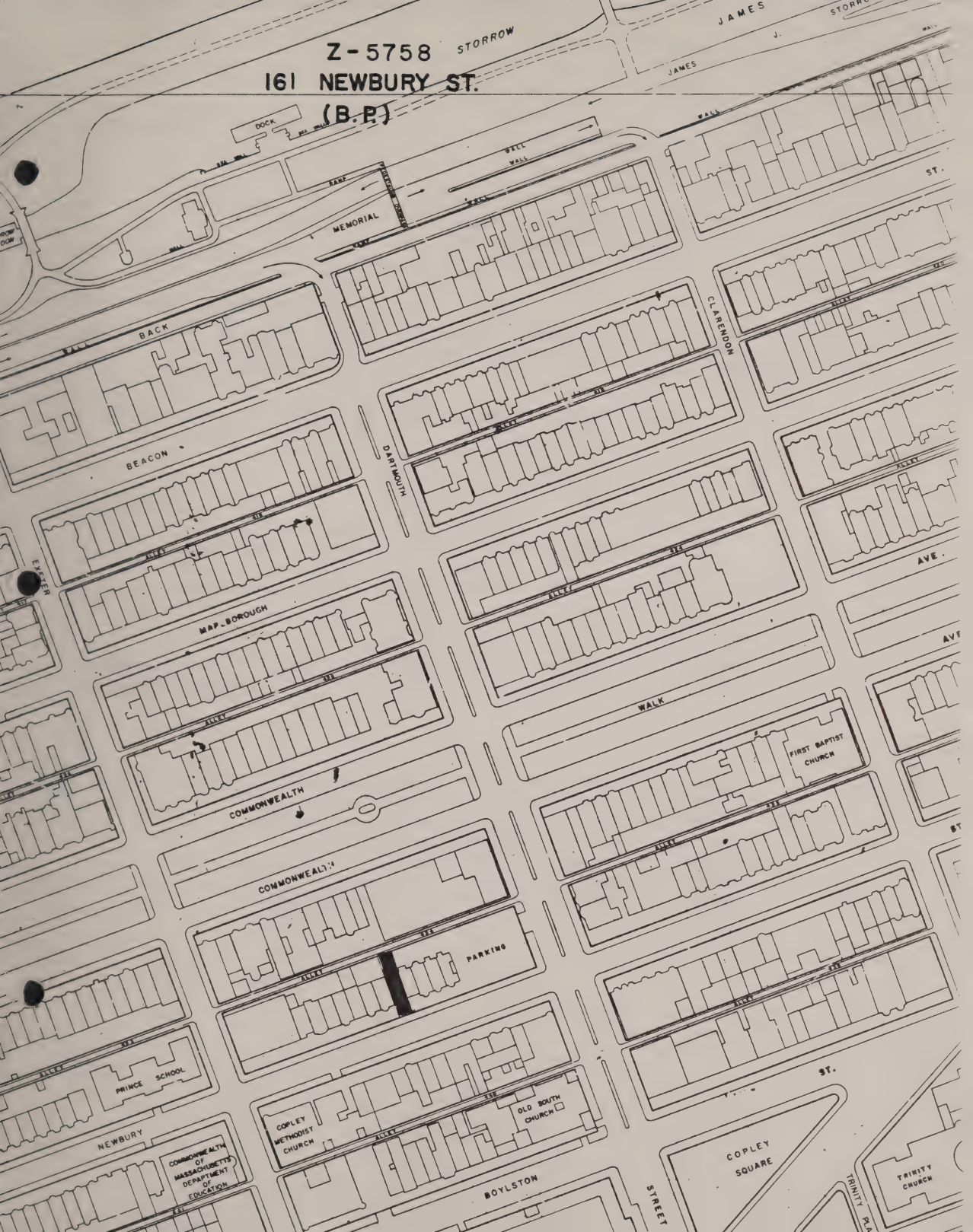
Violation(s):

Free-standing sign not allowed.

Sign, "Irresistibles", will indicate a gift shop. Certificate of Appropriateness has been granted by Back Bay Architectural Commission.
Recommend approval.

VOTED: In reference to petition Z-5758, John C. Doub, 161 Newbury Street, Boston, for a conditional use to erect a free-standing sign in a general business (B-3-65) district, the Boston Redevelopment Authority recommends approval. Certificate of Appropriateness has been granted by Back Bay Architectural Commission.

Z-5758 STORROW
161 NEWBURY ST.
(B.P.)



Board of Appeal Referrals 8/5/82

Hearing: 8/17/82

Z-5767
Charles and Wendy Roberts
92 High Street, Charlestown
near Salem Street

Three-story structure

District(s):	apartment <u>H-1</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: change occupancy from one- to two-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.

Conversion compatible with two-three family residential neighborhood.
Recommend approval.

VOTED: In reference to petition Z-5767, Charles and Wendy Roberts, 92 High Street, Charlestown, for a forbidden use and two variances for change of occupancy from one- to two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Conversion compatible with two- and three-family residential neighborhood.



Z-5767
92 HIGH ST.
(CH 5N)

PHIPPS STREET
CEMETERY

Board of Appeal Referrals 8/5/82

Hearing: 8/31/82

Z-5769
Congress Realty Trust
Daniel Shapiro, Trustee
326-330 Congress Street, Boston
near Sleeper Street

Six-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing <u>M-4</u>

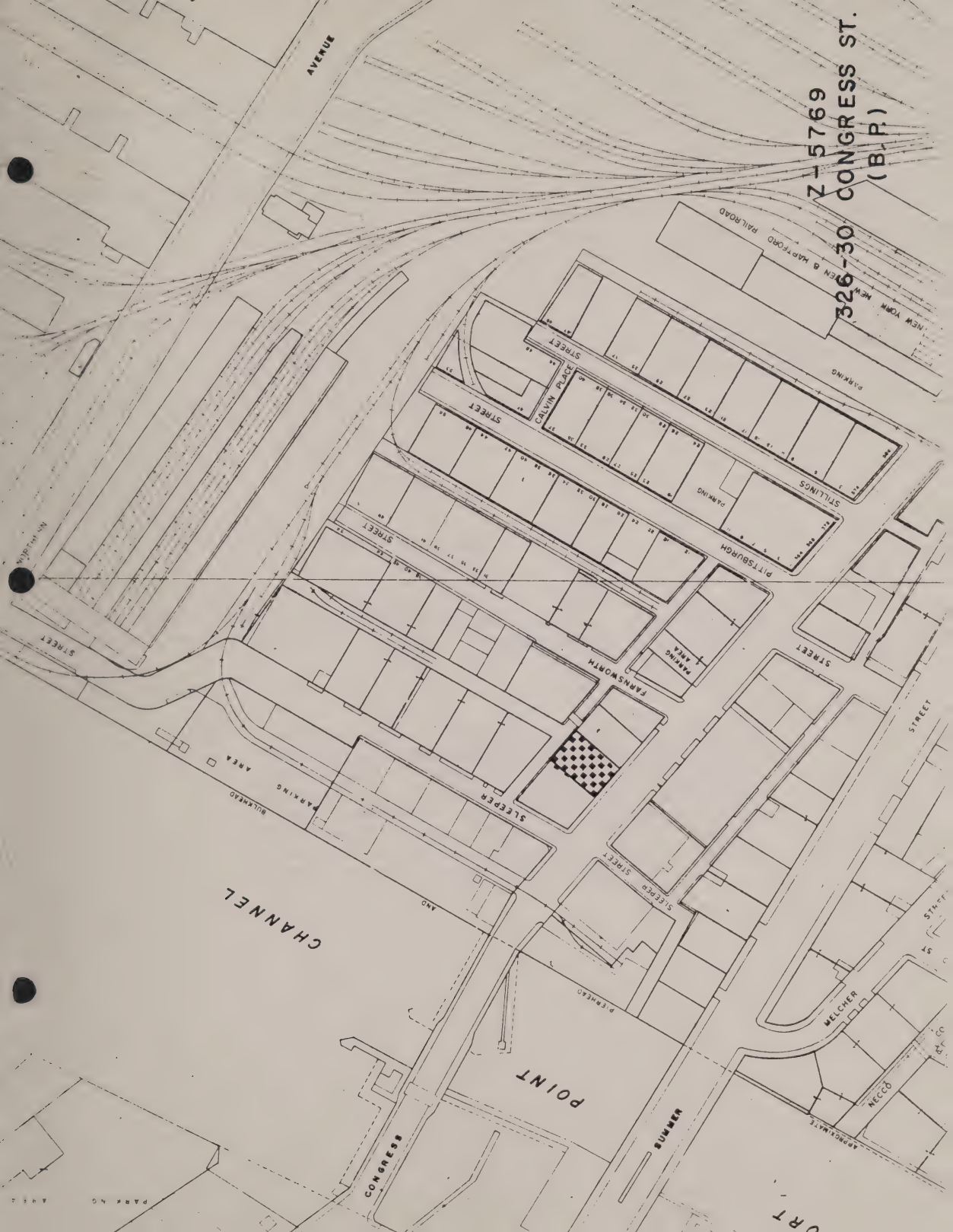
Purpose: change occupancy from warehouse and offices to ten apartments and offices.

Violation(s):

Multi-family dwelling is conditional use.

Development will provide living-working facilities for artists in the area.
Recommend approval with proviso.

VOTED: In reference to petition Z-5769, Congress Realty Trust, 326-330 Congress Street, Boston, for a conditional use for change of occupancy from warehouse and offices to ten apartments and offices in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends approval provided plans including parking are submitted to the Authority for design review.



Z-5769
326-30 CONGRESS ST.
(B.P.)

CHANNEL

POINT

CONGRESS

BUMER

MELCHER

NECO

CURT

AND

STEPPER

STEPPER

FARNSWORTH

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Board of Appeal Referrals 8/5/82

Hearing: 8/31/82

Z-5770
Southland Corporation
62-66 Charles Street, Boston
at Mt. Vernon Street

One-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-2-65</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: legalize retail store food take-out use.

Violation(s):

Food take-out is conditional use.

Petition will legalize food take-out service that 7-11 convenience store has been providing for last four years. Recommend approval with provisos.

VOTED: In reference to petition Z-5770, Southland Corporation, 62-66 Charles Street, Boston, for a conditional use to legalize retail store food take-out use in a local business (L-2-65) district, the Boston Redevelopment Authority recommends approval with following provisos: that trash be stored indoors until pick-up; that adjacent sidewalks be cleaned daily; that deliveries be restricted to Charles Street side.



Z-5770
62-66 CHARLES ST
(B.P.)

Board of Appeal Referrals 8/5/82

Hearing: 8/31/82

Z-5773

Nicholas DeBiccari
364 Hanover Street, Boston
near Tileston Street

Five-story structure

District(s):	apartment <u>H-3</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: change occupancy from nine apartments and store to nine apartments and restaurant.

Violation(s):

Change in nonconforming use.

Restaurant has existed for three years with no apparent impact.

Recommend approval.

VOTED: In reference to petition Z-5773, Nicholas DeBiccari, 364 Hanover Street, Boston, for a change in nonconforming use for change of occupancy from nine apartments and store to nine apartments and restaurant in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval. Restaurant has existed for three years without apparent impact.



Z-5773
364 HANOVER ST.
(B.P.)

Board of Appeal Referrals 8/5/82

Hearing: 8/17/82

Z-5774

Trustees of Boston University
777 Commonwealth Avenue, Boston
near University Road

Five-story structure

District(s):	apartment <u>H-4</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: enclose interior courtyard; erect two-story addition.

Violation(s):

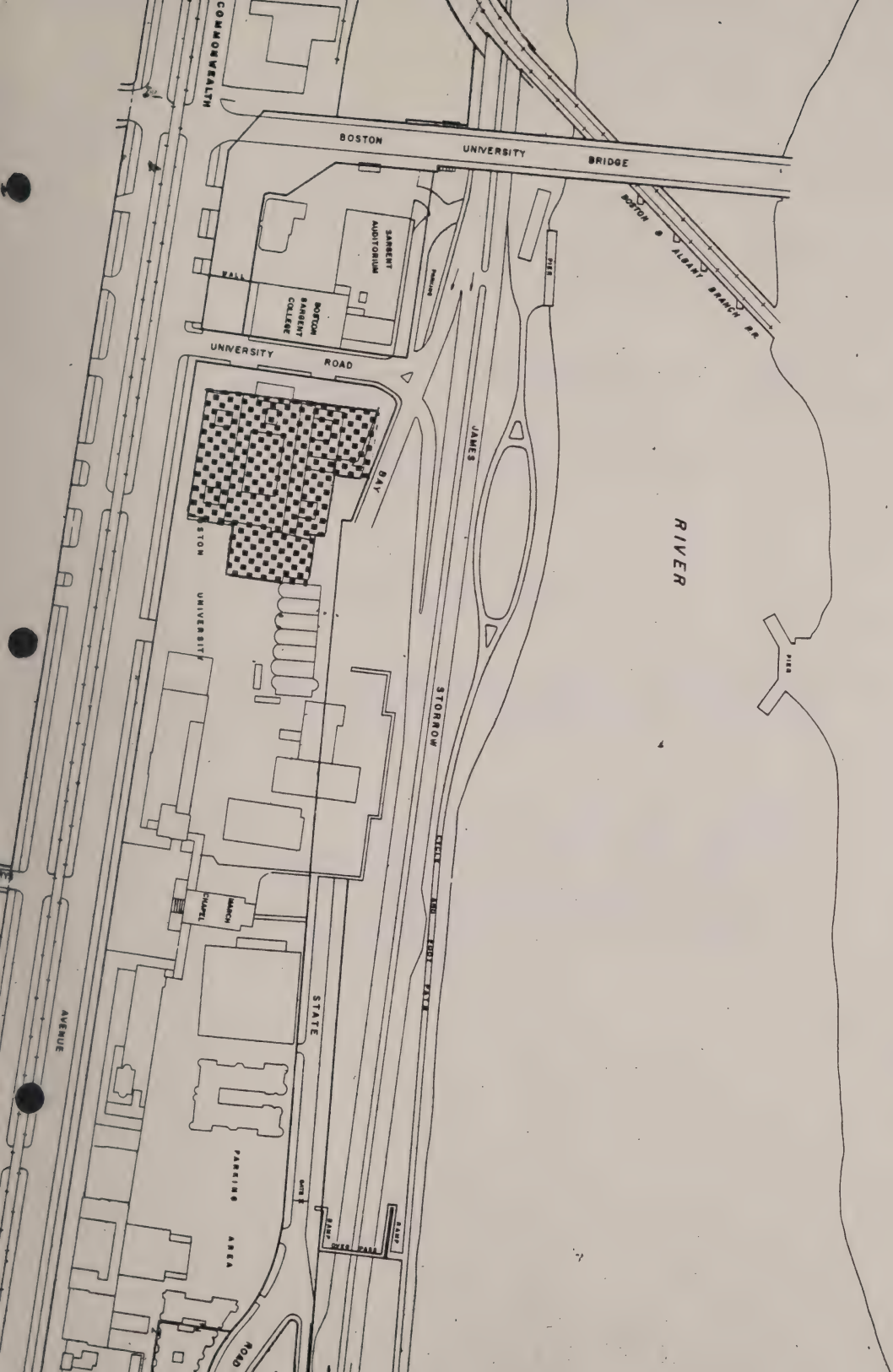
Extension of pre-existing conditional use.

Proposed alterations to student activity building (Sherman Union) within University campus. No adverse impact. Recommend approval.

VOTED: In reference to petition Z-5774, Trustees of Boston University, 777 Commonwealth Avenue, Boston, for a conditional use to enclose interior courtyard and erect a two-story addition in an apartment (H-4) district, the Boston Redevelopment Authority recommends approval. Proposed alterations to student activity building within University campus will have no adverse impact.

Z-5774

777 COMMONWEALTH AVE.
(B.P.)



Board of Appeal Referrals 8/5/82

Hearing: 8/17/82

Z-5776
Mobil Oil Corp.
162-168 Warren Street, Roxbury
at Rockville Park

Gas service station

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-1</u>	waterfront_____
	single family_____		manufacturing_____

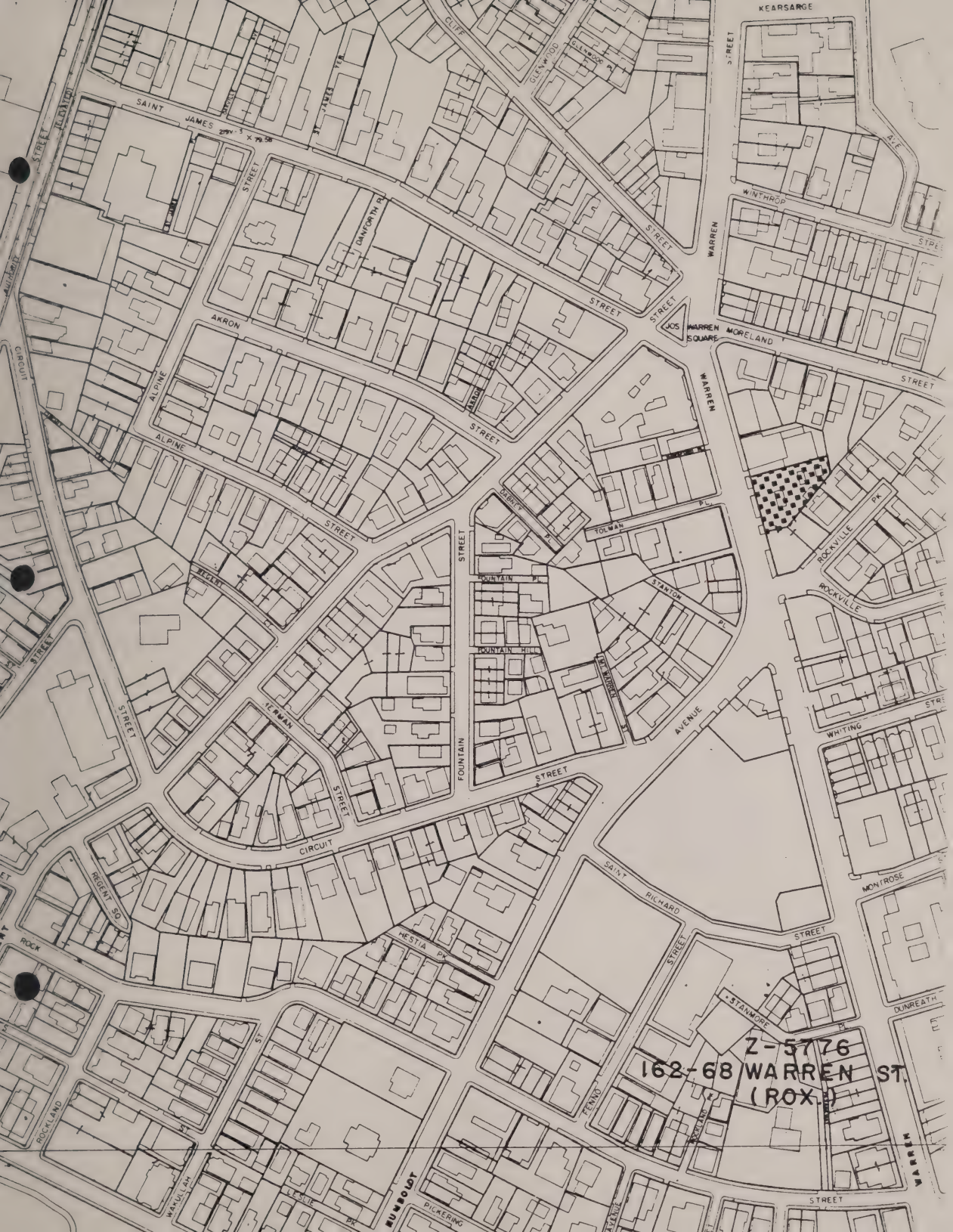
Purpose: remove existing and install three new underground gasoline storage tanks; capacity increase 20,000 to 24,000 gallons.

Violation(s):

Gas service station is conditional use.

Three obsolete tanks will be replaced by three new self-venting fiberglass tanks. No neighborhood opposition. Recommend approval with proviso.

VOTED: In reference to petition Z-5776, Mobil Oil Corp., 162-168 Warren Street, Roxbury, for a conditional use to install three underground gasoline storage tanks (24,000 gallons) in a local business (L-1) district, the Boston Redevelopment Authority recommends approval provided facility complies with Board of Appeal guidelines for gas service station.



Z-5776
162-68 WARREN ST.
(ROX.)

Board of Appeal Referrals 8/5/82

Hearing: 8/24/82

Z-5781
A. W. Perry, Inc.
Allright Boston Parking, Inc.
597-603 Washington Street, Boston
near Avery Street

Vacant land (5811 sq. ft.)

District(s):	apartment_____	general business <u>B-10</u>	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: use premises for open air parking lot - 29 cars.

Violation(s):

Parking lot is conditional in restricted parking district.

Appellant has received approval from Air Pollution Control Commission.
Recommend approval with provisos.

VOTED: In reference to petition Z-5781, A. W. Perry, Inc., 597-603 Washington Street, Boston, for a conditional use to use premises for open air parking of 29 cars in a general business (B-10) district, the Boston Redevelopment Authority recommends approval with the following provisos: that use terminate upon opening of Lafayette Place garage to general public; that landscaping plans be submitted to the Authority for design review.



Z - 5 7 8 1

597-603 Washington Street
(B.P.)

Board of Appeal Referrals 8/5/82

Hearing: 8/24/82

Z-5784

Roman Catholic Archdiocese of Boston
1031 Canterbury Street, Roslindale
at Poplar Street

One-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.5</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from miscellaneous hall to miscallaneous hall
and day care center.

Violation(s):

Day care center is conditional use.

Building is located behind Sacred Heart School. Day care nursery school will
accommodate 20 children 9 a.m. to noon. There is adequate offstreet parking.
Recommend approval.

VOTED: In reference to petition Z-5784, Roman Catholic
Archdiocese of Boston, 1031 Canterbury Street,
Roslindale, for a conditional use for change of
occupancy from miscellaneous hall to miscella-
neous hall and day care center in a residential
(R-.5) district, the Boston Redevelopment
Authority recommends approval. Site is appro-
priate for beneficial facility. Off-street
parking is adequate.



Z - 5784
1031 CANTERBURY ST.
(ROS.)